



October 6, 2004 BZA

**STAFF'S
REQUEST ANALYSIS
AND
RECOMMENDATION**

05AN0134

Wallace R. and Randi W. Kitchen

**Clover Hill Magisterial District
11017 Speeks Court**

REQUEST: A 6.98 foot Variance to the seventy-five (75) foot lot width requirement in a Residential (R-9) District.

RECOMMENDATION

Recommend approval of this request for the following reasons:

- A. Variance will not impair the character of this residential area.**
- B. Variance will not reduce or impair the value of the buildings or property in the surrounding area.**
- C. Variance will not adversely affect the welfare or safety of persons residing on the premises or the neighborhood in general.**

CONDITION

The applicants need to amend the building line on the subdivision plat prior to obtaining a building permit.

GENERAL INFORMATION

Location:

This property is located at 11017 Speeks Court. Tax ID 744-685-7280 (Sheet 10).

Existing Zoning:

R-9

Size:

0.404 acre

Existing Land Use:

Residential

Adjacent Zoning and Land Use:

North - R-9; Residential
South - I-1; Commercial
East - R-9; Residential
West - R-9; Residential

Utilities:

Public water and sewer

General Plan:

(Powhite/Route 288 Development Area)

Residential
(1.51 to 4.0 units per acre)

DISCUSSION

The applicants have indicated a single family dwelling was constructed on the subject property where the lot is 68.02 feet wide. The Zoning Ordinance requires a lot to be seventy-five (75) feet in width; therefore, the applicants request a 6.98 foot Variance (see attached plat).

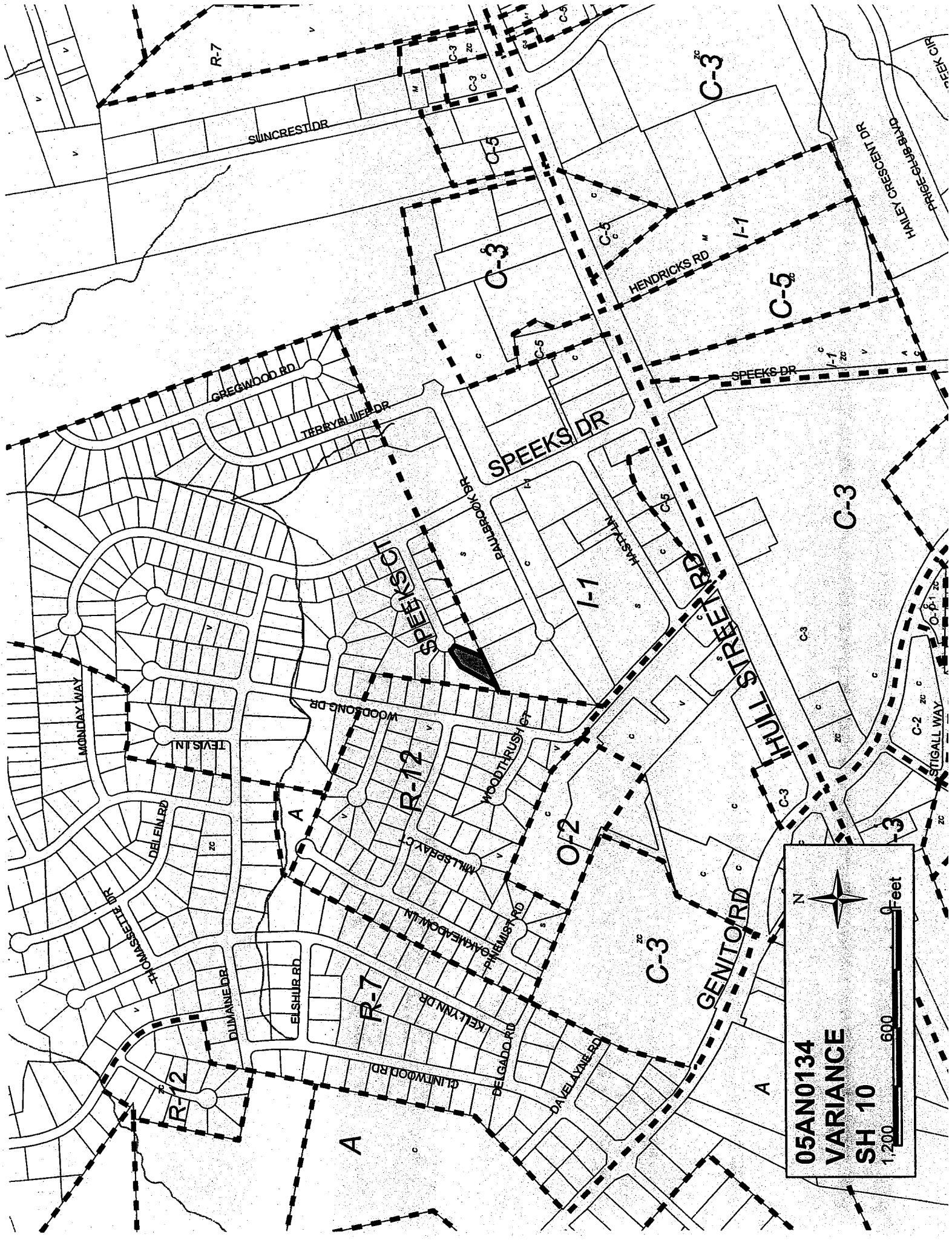
The applicants provide the following justification in support of this request:

This existing dwelling has been on the subject property for twenty-one (21) years. The dwelling was built over the building line that is recorded on the subdivision plat. Owners have a contract to sell property but need to correct error prior to the sale.

This request complies with the Comprehensive Plan which suggests the property is appropriate for residential use of 1.51 to 4.0 units per acre.

Staff visited the site which is located in the Genito Woods Subdivision. Staff believes it would create a hardship for the applicants to remove all or part of the existing dwelling. Further, the dwelling has been on the subject property for twenty-one (21) years and has not reduced or

impaired the value of the dwellings or property in the immediate or surrounding area; therefore, staff recommends that this request be approved.



05AN0134
VARIANCE
SH 10

1,200 600 Feet

N

